

Hoopes Curryng Shop
North side of U.S. Route 322 (Horseshoe Pike),
at junction with Edges Mill Road (LR 15126),
.5 mile west of Downingtown
Downingtown Vicinity (Caln Township)
Chester County
Pennsylvania

HABS No. PA-1222

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

PA-1222

HOOPES CURRYING SHOP

Location: Corner of State Route #322 and County Road #15126, Caln Township, Chester County, Pennsylvania.

Present Owner: Eugene A. Pollock, R. D. #1, Downingtown, Pa.

Brief Statement of Significance: This late 18th century currying shop is of particular interest because there appear to have been no important changes made in the structure since built.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: Aaron Mendenhall purchased 450 acres of land in Caln Township. He died 1765, and his executor, Caleb Kirk, sold 280 acres of the tract 1771 to John Hoopes. He deeded the land to his son, Joseph Hoopes, who left as his only heir, Maria J. Hoopes, who married Joseph Baugh. It remained in that family until 1921. Abner R. Williams followed 1921-1927; Everett J. Hoopes 1927-1932; Upper Darby Bldg. and Loan 1932-1941; Eugene A. Pollock 1941 to date.
2. Date of erection: The building is listed in the 1798 direct tax, Department of Internal Revenue, as a stone currying shop. Besides this building, the house and barn are still standing.
3. Architect, builder, suppliers etc.: Unknown.
4. Original plans, construction etc.: Unknown.
5. Notes on alterations and additions: Except for a replacement of the roof, there is probably no change in the building since built.
6. Important old views and references
Views: None known except a pencil sketch by George Cope, 1927, ca 6" by 3" - original in the Chester County Historical Society, West Chester, Pa.
Eleanor Raymond: Early Domestic Architecture of Pennsylvania. William Helburn, New York, 1931 - plates 72, 73 and 154.
References: Sources of information, to be found in Chester County Historical Society, West Chester, Pa. - Classified printed and manuscript files under heading: Caln Township Lands.

- B. Historical Events Connected with the Structure: John Hoopes who owned the place from 1771 until 1817 had, besides this currying shop also a bark mill, saw mill and a smith shop on the farm. The 1795 barn is still standing near the currying shop and the original house is incorporated into the present large dwelling. Route #322 originally ran on the west front side of the shop, between it and

the house. Some years ago the road was changed and at present it runs to the east of the shop, the old road now being a private one. It is to be changed in a short time and the shop will be torn down by the state. The house mentioned has a 1795 date stone.

C. Likely Sources Not Yet Investigated: None known.

Prepared by Bart Anderson - August 1958
Curator, Chester County Historical Society

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: Except for the replacement of the roof, there appear to have been no changes made in the structure.
2. Condition of Fabric: Fair.

B. Technical Description of Exterior

1. Overall dimensions: Basement and one and a half stories; ca 17' by 18'.
2. Foundations: Stone.
3. Wall construction: Stone.
4. Chimneys: Original.
5. Openings
 - a. Doorways and doors: All appear original.
 - b. Windows and shutters: All appear original. Shutters missing from first floor west window, the only one that ever had any.
6. Roof
 - a. Shape, covering: Medium pitch - tin roof.
 - b. Cornice, eaves: Original.
 - c. Dormers: None.

C. Technical Description of Interiors

1. Floor Plans: Basement level has fireplace on south wall; chimney built outside of main walls. No stairway to first floor which is entered from porch supported by joists extending through walls. First floor has one room with chimney having a stove flue on

south wall. Stairway in northeast corner leading to loft.

2. Stairways: Original.
3. Flooring: Basement - dirt floor; first floor and loft - old.
4. Wall and ceiling finish: Open beams in basement and loft; and first floor has rough plastered walls.
5. Doorways and doors: Original.
6. Trim: No baseboard; sash mostly gone or replaced.
7. Hardware: Old hinges on entry door to first floor.
8. Lighting: None.
9. Heating: Fireplace in basement; stove flue in first floor.

D. Site

1. General setting and orientation: Building faces west between old and new Route #322.
2. Enclosures: None.
3. Outbuildings: 18th century house and barn nearby.
4. Walks, driveways etc.: None.
5. Landscaping, gardens etc.: None.

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